

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd B1-001,U/B FLOOR, BOOMERANG,CHANDIVALI FARM ROAD, ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No. PG-1554/23-24	Dated 14-Jul-23
Buyer (Bill to) ABHYUDAYA BANK DAHISAR BRANCH Madhuram Hall, Near Dahisar Station Dahisar East, Harishanr Joshi Road, Near Daisar Subway GSTIN/UIN : 27AAAAA0300L1ZC State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 002491 / 2301552	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	3,000.00
	CGST			270.00
	SGST			270.00
Total				₹ 3,540.00

Amount Chargeable (in words) E. & O.E

Indian Rupee Three Thousand Five Hundred Forty Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	3,000.00	9%	270.00	9%	270.00	540.00
Total	3,000.00		270.00		270.00	540.00

Tax Amount (in words) : **Indian Rupee Five Hundred Forty Only**

Company's Bank Details

Bank Name : **ICICI BANK LTD**
 A/c No. : **123105000319**
 Branch & IFS Code : **MIG Colony, Bandra (E.), Mumbai & ICIC0001231**



UPI Virtual ID : vastukala@icici

Remarks:

Mr. Nishant Suresh Bhai Raval & Mrs. Bijal Nishant Raval - Residential Flat No. 504, 5th Floor, "Diamond Park Co-Op. Hsg. Soc. Ltd.", D' Silva Nagar, Dr. G. Dalvi Road, Dahisar (West), Mumbai – 400 068, State - Maharashtra, Country – India

Company's PAN : **AADCV4303R**

Declaration

NOTE – AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE.
 MSME Registration No. - 27222201137

for Vastukala Consultants (I) Pvt Ltd

Rathee
 Authorised Signatory

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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Nishant Suresh Bhai Raval & Mrs. Bijal Nishant Raval**

Residential Flat No. 504, 5th Floor, "Diamond Park Co-Op. Hsg. Soc. Ltd.", D' Silva Nagar, Dr. G. Dalvi Road, Dahisar (West), Mumbai – 400 068, State - Maharashtra, Country – India.

Latitude Longitude: 19°14'41.5"N 72°51'28.6"E

Valuation Prepared for:




Abhyudaya Bank Dahisar Branch

Abhyudaya Bank, Madhuram Hall, Near Dahisar Station Dahisar East, Harishankar Joshi Road, Near Dahisar Subway, State - Maharashtra, Country - India.



Our Pan India Presence at :

- | | | | |
|---|--|---|--|
|  Mumbai |  Aurangabad |  Pune |  Rajkot |
|  Thane |  Nanded |  Indore |  Raipur |
|  Delhi NCR |  Nashik |  Ahmedabad |  Jaipur |

 **Regd. Office :** B1-001, U/8 Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA
 TeleFax : +91 22 28371325/24
 mumbai@vastukala.org

Vastukala Consultants (I) Pvt. Ltd.B1-001, U/B Floor, **Boomerang**, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072

To,

**The Branch Manager,
Abhyudaya Bank
Dahisar Branch**Abhyudaya Bank Madhuram Hall,
Near Dahisar Station Dahisar East,
Harishankar Joshi Road, Near Dahisar Subway
State - Maharashtra, Country - India.**VALUATION REPORT (IN RESPECT OF RESIDENTIAL FLAT)**

I		General	
1.	Purpose for which the valuation is made	:	As per request from Abhyudaya Bank, Dahisar Branch, to assess fair market value of the property for banking purpose.
2.	a) Date of inspection	:	13.07.2023
	b) Date on which the valuation is made	:	19.07.2023
3.	List of documents produced for perusal:		<ol style="list-style-type: none"> Copy of Agreement for Sale Dated 29.05.2023 between Mrs. Samidha Eknath Chavan (the Transferor) and Mr. Nishant Suresh Bhai Raval & Mrs. Bijal Nishant Raval (the Transferees) Copy of Society No objection Letter Dated 27.05.2002 issued by Diamond Park Co-Op. Hsg. Soc. Ltd. Copy of Society Registration Certificate No. MUM / WR / HSG / TC / 12084 / 2003 – 2004 / Year – 2003 dated 15.07.2003 issued by Maharashtra Govt.
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	<p>Mr. Nishant Suresh Bhai Raval & Mrs. Bijal Nishant Raval</p> <p>Address: Residential Flat No. 504, 5th Floor, "Diamond Park Co-Op. Hsg. Soc. Ltd.", D' Silva Nagar, Dr. G. Dalvi Road, Dahisar (West), Mumbai – 400 068, State - Maharashtra, Country – India.</p> <p>Contact Person: Mrs. Samidha Chavan (Seller) Contact No: -</p> <p>Joint Ownership Details of Ownership shares not available.</p>
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Residential Flat located on 5th Floor. As per site inspection 1 RK Flat converted into 1 BHK by converting passage into kitchen & kitchen into bedroom. At present composition of Flat is Bedroom + Living Room + Kitchen + WC + Bath (i.e. 1BHK + WC + Bath). The property is at 2.3 Km. travelling distance from nearest railway station Borivali.
6.	Location of property	:	



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	a)	Plot No. / Survey No.	:	Old Survey No. 691 / 3, New Survey No. 280/3
	b)	Door No.	:	Residential Flat No. 405
	c)	C. T.S. No. / Village	:	C.T.S No. 907/1 of Village - Dahisar
	d)	Ward / Taluka	:	Taluka - Borivali
	e)	Mandal / District	:	District – Mumbai Suburban
	f)	Date of issue and validity of layout of approved map / plan	:	Copy of Approved Building plans were not provided and not verified
	g)	Approved map / plan issuing authority	:	
	h)	Whether genuineness or authenticity of approved map/ plan is verified	:	N.A.
	i)	Any other comments by our empanelled valuers on authentic of approved plan	:	N.A.
7.		Postal address of the property	:	Residential Flat No. 504, 5 th Floor, "Diamond Park Co-Op. Hsg. Soc. Ltd.", D' Silva Nagar, Dr. G. Dalvi Road, Dahisar (West), Mumbai – 400 068, State - Maharashtra, Country – India.
8.		City / Town	:	Dahisar (West), Mumbai Suburban
		Residential area	:	Yes
		Commercial area	:	No
		Industrial area	:	No
9.		Classification of the area	:	
	i)	High / Middle / Poor	:	Middle Class
	ii)	Urban / Semi Urban / Rural	:	Urban
10.		Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Dahisar Municipal Corporation of Greater Mumbai
11.		Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12.		Boundaries of the property		As per site As per documents
		North	:	Bonaventure Tower Details not available
		South	:	Ramchand Das Road Details not available
		East	:	Under Construction Building Details not available
		West	:	David Villa CHSL Details not available
13.		Dimensions of the site		N. A. as property under consideration is a Residential Flat in an apartment building.
				A (As per the Deed) B (Actuals)
		North	:	- -
		South	:	- -

	East	:	-	-
	West	:	-	-
14.	Extent of the site	:	Carpet Area in Sq. Ft. = 306.00 (Area as per actual site measurement)	
			Carpet area in Sq. Ft. = 300.00 (Area as per agreement for Sale)	
			Built Up area in Sq. Ft. = 360.00 (Area as per Index II)	
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°14'41.5"N 72°51'28.6"E	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Carpet area in Sq. Ft. = 300.00 (Area as per agreement for Sale)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Seller Occupied	
II	APARTMENT BUILDING			
1.	Nature of the Apartment	:	Residential	
2.	Location	:		
	C.T.S. No.	:	C.T.S No. 907/1 of Village - Dahisar	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village - Dahisar Municipal Corporation of Greater Mumbai	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 504, 5 th Floor, " Diamond Park Co-Op. Hsg. Soc. Ltd. ", D' Silva Nagar, Dr. G. Dalvi Road, Dahisar (West), Mumbai – 400 068, State - Maharashtra, Country – India.	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	
	Year of Construction	:	2002 (As per Agreement for Sale)	
	Number of Floors	:	Ground + 6 Upper Floors	
	Type of Structure	:	R.C.C. Framed Structure	
	Number of Dwelling flats in the building	:	5 Flats on 5 th Floor	
	Quality of Construction	:	Normal	
	Appearance of the Building	:	Normal	
	Maintenance of the Building	:	Normal	
	Facilities Available	:		
	Lift	:	1 Lift	
	Protected Water Supply	:	Municipal Water supply	
	Underground Sewerage	:	Connected to Municipal Sewerage System	
	Car parking - Open / Covered	:	Open Car Parking	
	Is Compound wall existing?	:	Yes	
	Is pavement laid around the building	:	Yes	

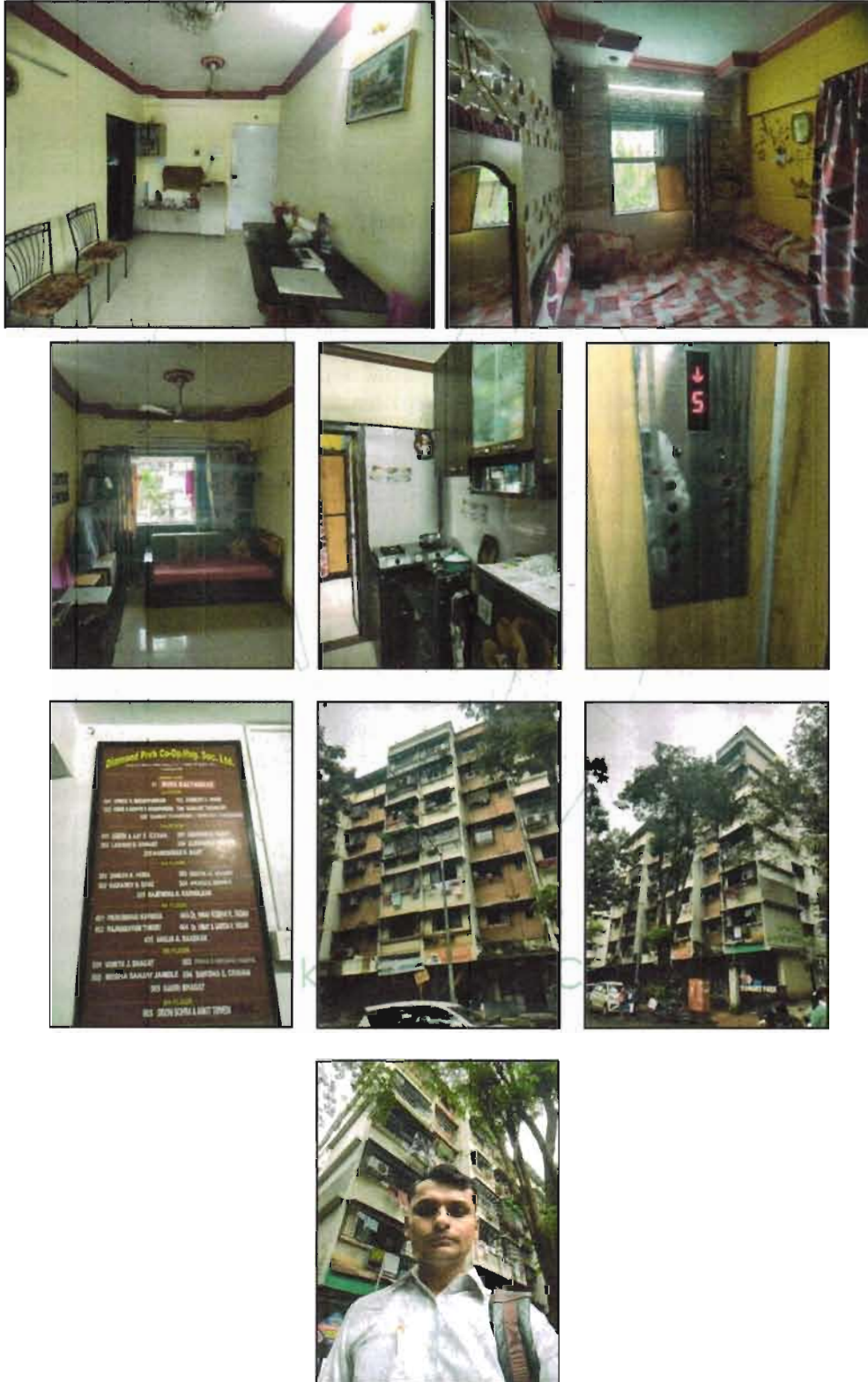
III	RESIDENTIAL FLAT ON BASEMENT	
1	The floor in which the Flat is situated	: 5 th Floor
2	Door No. of the Flat	: Residential Flat No. 504
3	Specifications of the Flat	:
	Roof	: R.C.C. Slab
	Flooring	: Vitrified flooring
	Doors	: Teak Wood door framed with flush door
	Windows	: Powder coated aluminum sliding windows
	Fittings	: Concealed plumbing with C.P. fittings. Electrical wiring with Concealed.
	Finishing	: Cement Plastering with POP finished
4	House Tax	:
	Assessment No.	: Detail not available
	Tax paid in the name of:	: Detail not available
	Tax amount:	: Detail not available
5	Electricity Service connection No.:	: Detail not available
	Meter Card is in the name of:	: Detail not available
6	How is the maintenance of the Flat?	: Good
7	Sale Deed executed in the name of	: Mr. Nishant Suresh Bhai Raval & Mrs. Bijal Nishant Raval
8	What is the undivided area of land as per Sale Deed?	: Details not available
9	What is the plinth area of the Flat?	: Built Up area in Sq. Ft. = 360.00 (Area as per Index II)
10	What is the floor space index (app.)	: As per MCGM norms
11	What is the Carpet Area of the Flat?	: Carpet Area in Sq. Ft. = 306.00 (Area as per actual site measurement) Carpet area in Sq. Ft. = 300.00 (Area as per agreement for Sale)
12	Is it Posh / I Class / Medium / Ordinary?	: Middle Class
13	Is it being used for Residential or Commercial purpose?	: Residential purpose
14	Is it Owner-occupied or let out?	: Seller Occupied
15	If rented, what is the monthly rent?	: ₹ 12,500.00 expected rental income per month.
IV	MARKETABILITY	
1	How is the marketability?	: Good
2	What are the factors favouring for an extra Potential Value?	: Located in developed area
3	Any negative factors are observed which affect the market value in general?	: No
V	Rate	
1	After analyzing the comparable sale instances, what is the composite rate for a similar flat with	: ₹ 20,000.00 to ₹ 22,000.00 per Sq. Ft. on Carpet Area

	same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	
2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details).	: ₹ 21,000.00 per Sq. Ft. on Carpet Area ₹ 20,150.00 per Sq. Ft. (After Depreciation)
3	Break – up for the rate	:
	I. Building + Services	: ₹ 2,700.00 per Sq. Ft.
	II. Land + others	: ₹ 18,300.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's Office	: ₹ 1,34,977.00 per Sq. M. i.e., ₹ 12,540.00 per Sq. Ft.
	Guideline rate (after Depreciation)	: ₹ 1,18,382.00 per Sq. M. i.e., ₹ 10,998.00 per Sq. Ft.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	
a	Depreciated building rate	:
	Replacement cost of Flat with Services (v(3)i)	: ₹ 2,700.00 per Sq. Ft.
	Age of the building	: 21 years
	Life of the building estimated	: 39 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	: 31.50%
	Depreciated Ratio of the building	:
b	Total composite rate arrived for Valuation	:
	Depreciated building rate VI (a)	: ₹ 1,850.00 per Sq. Ft.
	Rate for Land & other V (3) ii	: ₹ 18,300.00 per Sq. Ft.
	Total Composite Rate	₹ 20,150.00 per Sq. Ft.
	Remark: As per site inspection 1 RK Flat converted into 1 BHK by converting passage into kitchen & kitchen into bedroom.	

Details of Valuation:

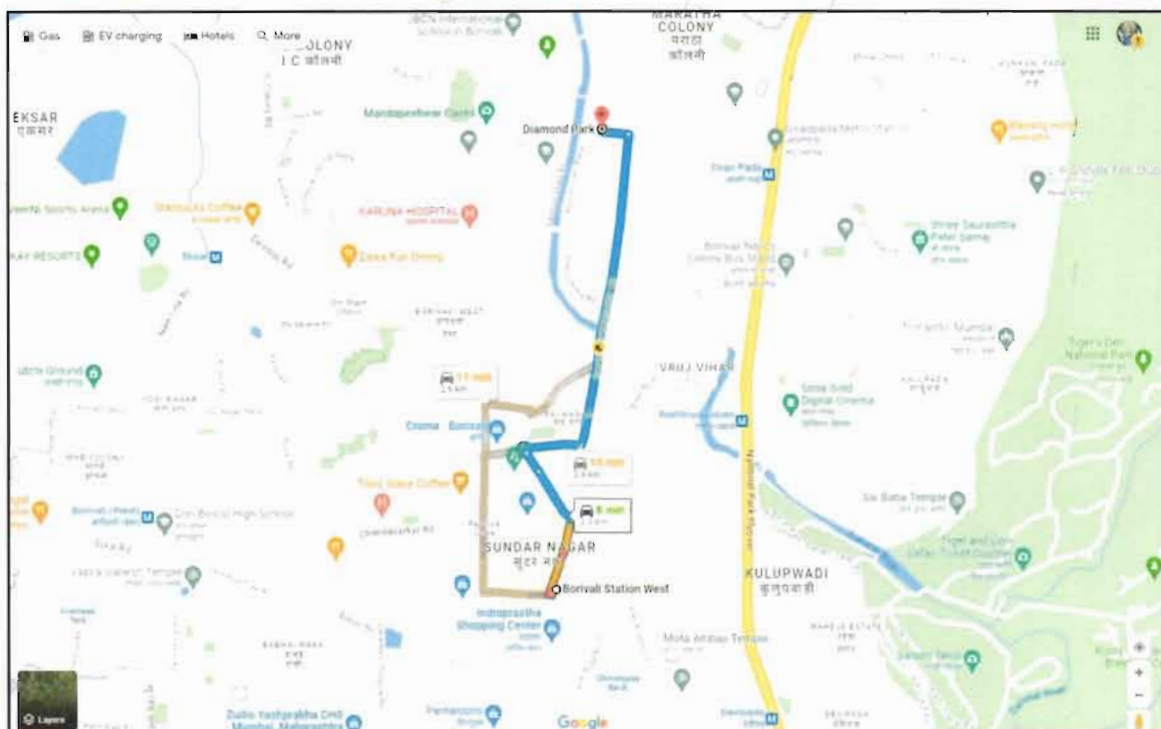
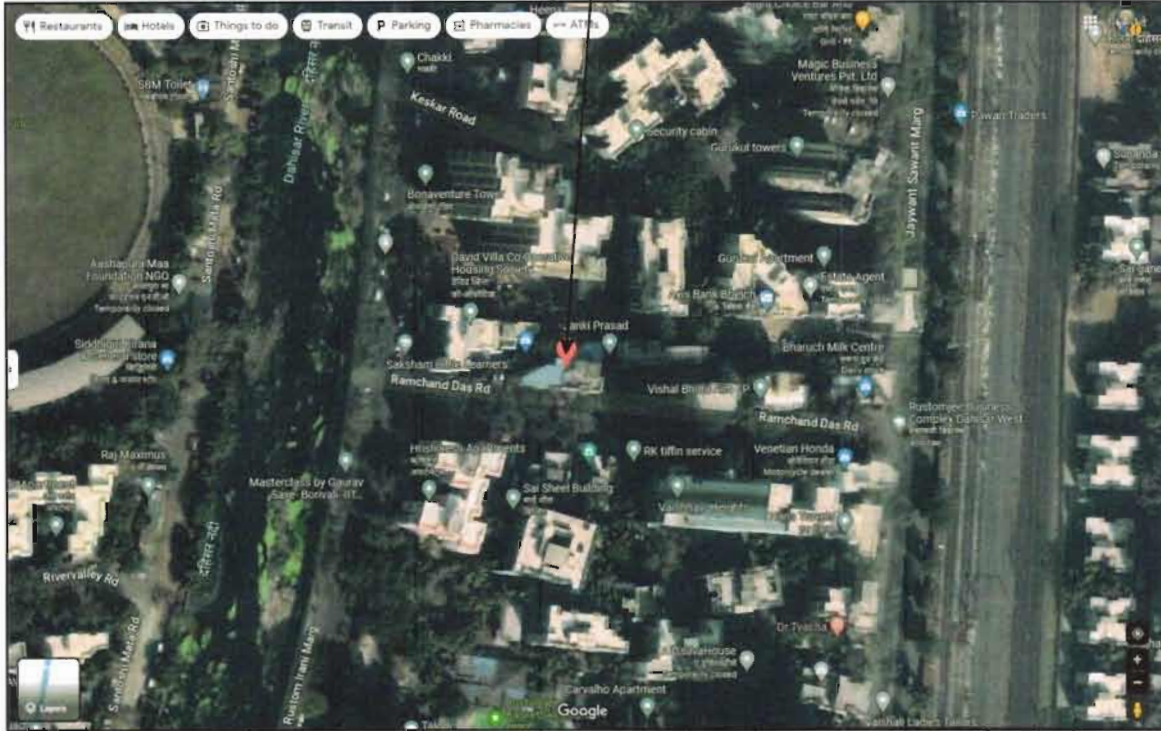
Sr. No.	Description	Qty.	Rate per Sq. Ft. (₹)	Estimated Value (₹)
1	Present value of the Flat	300.00 Sq. Ft.	20,150.00	60,45,000.00
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings,			

Actual site photographs



Route Map of the property

(site url)



Latitude Longitude: 19°14'41.5"N 72°51'28.6"E

Note: The Blue line shows the route to site from nearest railway station (Borivali – 2.3 Km.)



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Valuation For Urban Area

Location Details

Select Type: Development Agreement Tenant Occupied Other

Division Name: Mumbai [Help on Division](#)

District Name: मुंबई(उपनगर) Zone Name: 89-दहीसर (शारीवती)

Attribute: सि.टी.एस. नगर SubZone Name: पुर्णम: उतरेस लेक रोड.

Open Land	Residence	Office	Shop	Industry	Unit
55950	128550	147640	173500	122450	Square Meter

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Price Indicators

NOBROKER | My Bookings | [Post Your Property](#) | [Report a Problem](#)

1 RK Flat in Mantri Tower For Sale in Dahisar West | ₹ 58 Lacs | ₹ 32,242/Month | 350 sq.ft. | [Send Home Loan](#) | [Request Call](#)

Home | Flats for Sale in Mumbai | Flats for Sale in Dahisar west | 1rk Flats for Sale in Dahisar west | Property Details

Overview

Age of Building	118 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 4 Per Sq Ft/M	Flooring	Mosaic
Builtup Area	350 Sq Ft	Carpet Area	200 Sq Ft
Furnishing Status	Unfurnished Request Call	Taxing	Excl

Activity On This Property

± 114 | [View More](#)

Similar Properties

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1 BHK Flat in Jagruti Chs For Sale in Dahisar West | ₹ 60 Lacs | ₹ 54,388/Month | 373 sq.ft. | [Send Home Loan](#) | [Request Call](#)

Home | Flats for Sale in Mumbai | Flats for Sale in Dahisar west | 1BHK Flats for Sale in Dahisar west | Property Details

Overview

Age of Building	198 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 4 Per Sq Ft/M	Flooring	Wooded Tiles
Builtup Area	373 Sq Ft	Furnishing Status	None Request Call

Activity On This Property

± 97 | [View More](#) | [1](#) | [12/5](#)



Price Indicators

NOBROKER

1 BHK Flat in Arun Apartment For Sale In Dahisar West
₹ 69 Lacs
₹ 38,540/Month
330 sq ft

1 Bedroom
1 Bathroom
5A
Bike and Car

May 21, 2023
Immediately
Arun Apartment
BHK

Get Dealer's Details

Price trends by Milestone
Report what was not correct in this property
Liked by Broker Sold Out Wrong Info

Overview

Age of Building	142 Years	Ownership Type	Sell Owned
Possession Charges	₹ 1.2 Per Sq.Ft/M	Flooring	Carpeted
Buildup Area	330 Sq.Ft	Carpet Area	330 Sq.Ft

Activity On This Property

131 views 1 heart 0 share

Similar Properties

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Sales Instance

2267368 18-07-2023 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. बोरीवली 3 दस्त क्रमांक : 2267/2023 नोंदणी : Regn:63m
गावाचे नाव : दहिसर		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	5600000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5504511	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 201, माळा नं: 2 रा मजला, इमारतीचे नाव: डायमंड पार्क को ऑप होसिंग सोसाइटी लिमिटेड, ब्लॉक नं: डीसिल्वा नगर,दहिसर पश्चिम,मुंबई-400068, रोड : डॉ. जी. दळवी रोड, इतर माहिती: सदनिकेचे एकूण क्षेत्रफळ 384 चौ फूट कारपेट((C.T.S. Number : 907/1 ;))	
(5) क्षेत्रफळ	42.82 चौ.मीटर	
(6) आकारणी किंवा जुळी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिव्याणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-रुशॉग दिनेश रायचुरा वय:-39 पत्ता:-प्लॉट नं: 201, माळा नं: 2 रा मजला, इमारतीचे नाव: डायमंड पार्क को ऑप होसिंग सोसाइटी लिमिटेड, ब्लॉक नं: डीसिल्वा नगर, दहिसर पश्चिम, रोड नं: डॉ. जी. दळवी रोड, महाराष्ट्र, मुंबई, पिन कोड:-400068 फॅन नं:-AGAPR7702A 2): नाव:-रेखा दिनेश रायचुरा वय:-71 पत्ता:-प्लॉट नं: 201, माळा नं: 2 रा मजला, इमारतीचे नाव: डायमंड पार्क को ऑप होसिंग सोसाइटी लिमिटेड, ब्लॉक नं: डीसिल्वा नगर, दहिसर पश्चिम, रोड नं: डॉ. जी. दळवी रोड, महाराष्ट्र, मुंबई, पिन कोड:-400068 फॅन नं:-ABCPR1033K 3): नाव:-दिनेश सी रायचुरा वय:-76 पत्ता:-प्लॉट नं: 201, माळा नं: 2 रा मजला, इमारतीचे नाव: डायमंड पार्क को ऑप होसिंग सोसाइटी लिमिटेड, ब्लॉक नं: डीसिल्वा नगर, दहिसर पश्चिम, रोड नं: डॉ. जी. दळवी रोड, महाराष्ट्र, मुंबई, पिन कोड:-400068 फॅन नं:-ADXPB4829G	
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिव्याणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-बहिला अजित कुकेन वय:-42; पत्ता:-प्लॉट नं: सी/13, माळा नं: -, इमारतीचे नाव: केसली विलिंज नं २ को ऑप होसिंग सोसाइटी लिमिटेड, ब्लॉक नं: बोरीवली पश्चिम, रोड नं: राम नगर, महाराष्ट्र, मुंबई, पिन कोड:-400092 फॅन नं:-ATBPK1233B 2): नाव:-अजित बोजा कुकेन वय:-51; पत्ता:-प्लॉट नं: सी/13, माळा नं: -, इमारतीचे नाव: केसली विलिंज नं 2 को ऑप होसिंग सोसाइटी लिमिटेड, ब्लॉक नं: बोरीवली पश्चिम, रोड नं: राम नगर, महाराष्ट्र, मुंबई, पिन कोड:-400092 फॅन नं:-ASYPK5517C	
(9) दस्तऐवज करून दिल्याचा दिनांक	21/02/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	21/02/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	2267/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	336000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	



(Annexure-I)

DECLARATION-CUM-UNDERTAKING

I, Manoj Chalikwar son of Shri. Baburao Chalikwar do hereby solemnly affirm and state that:

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 19.07.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 13.07.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer

- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am Chairman & Managing Director of the company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- y. Further, I hereby provide the following information.

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Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by Mr. Nishant Suresh Bhai Raval & Mrs. Bijal Nishant Raval from Mrs. Samidha Eknath Chavan Alias Mr. Jitendra P. Dutt wide agreement for sale dated 29.05.2023.
2.	Purpose of valuation and appointing authority	As per the request from Abhyudaya, Dahisar Branch to assess value of the property for Banking purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Barkat Hodekar – Valuation Engineer Shobha Kuperkar - Technical Manager Pradnya Rasam – Technical Officer
4.	Disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 13.07.2023 Valuation Date – 19.07.2023 Date of Report – 19.07.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 13.07.2023
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online search for Registered Transactions • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	Current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of commercial and residential application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **19th July 2023** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advise because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

Future Matters

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

Map and Plans

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

Site Details

Based on inputs received from Client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Carpet area in Sq. Ft. = 300.00** in the name of **Mr. Nishant Suresh Bhai Raval & Mrs. Bijal Nishant Raval**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **Mr. Nishant Suresh Bhai Raval & Mrs. Bijal Nishant Raval**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

Area

Based on the information provided by the Client, we understand that the Residential Flat, admeasuring **Carpet area in Sq. Ft. = 300.00**.

Condition & Repair

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts

Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Highest and Best Use model is used for analysing development potential.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the Unit and properties that are typically traded on a unit basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the

subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

Not a Structural Survey

We state that this is a valuation report and not a structural survey

Other

All measurements, areas and ages quoted in our report are approximate

Legal

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Carpet area in Sq. Ft. = 300.00.**

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

(Annexure - II)

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations / guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.

15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his / its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality:

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

